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## Incline Village Real Estate Update

### MARKET UPDATE...

AMAZING first quarter sales in Incline Village. Total closed sales for the first quarter are OVER \$72 million. Opportunities abound as more and more Sellers get realistic on their pricing.

With new REO's hitting the market each week, Sellers are either dropping their prices or accepting offers well below asking. Some of these are on short sale listings, which are not guaranteed of closing; however, what do you have to lose.

With interest rates close to record low levels, now is the time to lock in a great deal before prices and interest rates both go up.

Have a wonderful week! ave a wonderful week!

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### 932 Dorcey Drive

**Type:** House

**Sales Price:** \$599,000

**Bedrooms:** 3

**Baths:** 2.5

**Sq.ft:** 1832

**Description:** Beautiful

home nestled on a pretty lot in upper Tyner.



Custom detailed & home features vaulted ceilings, custom painting, gourmet kitchen with top of the line appliances. Living room, family room and large open kitchen.

## 567 Eagle Dr

**Type:** House

**Sales Price:** \$1.795

**Bedrooms:** 5

**Baths:** 3.5

**Sq.ft:** 3406

**Description:** Panoramic

Lakeview home with privacy. Granite counters in

kitchen. Marble counters in bathrooms. F.P. in Living room & Master Br. Lakeview from Master Br. Wet bar in F.R. Deck off great room, F.R., & Master Br. Hardwood floors in entry & kitchen.



## This Week's Hot Buys

### 986 Dorcey Dr.



\$900,000

Property is sold "as is" "where is" condition. Surrounded by unbuildable lots, very private setting. Office/4th bedroom or family room, large storage. Spacious bedrooms, floor to ceiling windows.

### 549 Lakeshore Blvd.



\$1.1

Desireable Crystal Shores East Unit. Wonderful lake, mountain and tree views. Two master suites one on level entry w/ private deck. 1 car garage, Remodeled 10 years

### 938 Jennifer



\$409,000

"Cabin in the Woods" -the perfect tahoe cabin. Charming with 3 bedrooms and 2 bath, beamed ceilings and large sunny deck. Offered furnished turn key. Including hot tub and pool table. Good rental history.

Potential 10X30 sq. ft. deck on top floor.  
ago. A must see unit!!

## Incline's New Listings & Escrows:

### Condos Listed from 3/1/10 to 3/31/10

Complex	Unit	Price
Woodstock	27	\$189,900
Tahoe Pines	10	\$220,000
915 Incline	302	\$229,995
915 Incline	301	\$229,995
915 Incline	203	\$239,995
840 Southwood	3	\$249,500
Coeur Du Lac	53	\$299,000
Glenrock Ct	28	\$319,000
Woodstock	58	\$319,900
120 Country Club Drive	21	\$360,000
399 Willow Ct	2	\$370,000
McCloud	177	\$429,000
McCloud	231	\$445,000
Royal Pines	57	\$475,000
680 Titlist	C	\$499,000
McCloud	219	\$520,000
694 Golfers Pass	3	\$569,400
694 Golfers Pass	1	\$585,000
1032 War Bonnet Way	1.2	\$639,000
Third Creek	88	\$239,995

1000 Lakeshore	6	\$675,000
Third Creek	59	\$749,000
Bitterbrush	155	\$950,000
Crystal Shores Villas	104	\$998,000
Crystal Shores East	22	\$1.450

**Homes and PUDs Listed from 3/1/10 to 3/31/10**

<b>Address</b>	<b>Price</b>
860 Jeffrey St	\$372,900
862 Jeffrey St	\$495,000
569 MC Donald	\$618,000
460 Teresa	\$670,000
130 Mayhew	\$739,000
269 Tramway	\$750,000
207 Nadine Ct	\$779,900
825 Tyner Way	\$798,000
Country Club Villas	\$829,000
821 Golfers Pass	\$995,000
Lake Country	\$1.075
568 Valley Dr	\$1.195
756 Joyce	\$1.195
673 Alpine view	\$1.2
695 Cristina	\$1.295
1410 Tirol	\$1.295
851 College	\$1.450
857 College	\$1.525

855 College	\$1.575
1050 Lakeshore	\$1.695
425 Mountain Lake Ct	\$1.995
1055 SawMill	\$1.998
545 Country Club Drive	\$2.795
920 Lakeshore	\$3.295
1054 Lakehsore	\$4.875
551 Silvertip	\$3.990
469 Fairview	\$4.3
32 Crystal Dr	\$7.950

**Condos Open Escrow from 3/1/10 to 3/31/10**

<b>Complex</b>	<b>Unit</b>	<b>Price</b>	<b>Status</b>
872 Tanager	23	\$90,000	Pending
870 Southwood	6	\$154,900	Pending
836 Southwood Blvd	4	\$200,000	Pending
Mountain Shadows	115	\$275,000	Pending
699 Hogan	4	\$299,000	Pending
688 Wilson	4	\$329,000	Pending
696 Village	22	\$368,888	Pending
McCloud	13	\$369,000	Pending
McCloud	214	\$375,000	Pending
McCloud	241	\$399,000	Pending
Royal Pines	62	\$449,000	Pending

**Homes and PUDs Open Escrow from 3/1/10 to 3/31/10**

<b>Address</b>	<b>Price</b>	<b>Status</b>
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803 Jennifer	\$375,000	Pending
862 Jeffrey St	\$495,000	Pending
1343 Tirol	\$500,000	Pending
929 Dorcey	\$510,000	Pending
621 Tumbleweed Cir	\$649,000	Pending
1069 Mill Creek	\$698,500	Pending
1079 Flume	\$739,000	Pending
377 2nd Tee	\$750,000	Pending
361 Country Club Drive	\$1M	Pending
517 Fairway Blvd	\$4.5M	Pending

**Condos Closed Escrow from 3/1/10 to 3/31/10**

<b>Complex</b>	<b>Unit</b>	<b>Asking Price</b>	<b>Sales Price</b>
825 Southwood	1	\$154,900	\$154,900
Woodstock	74	\$179,000	\$165,000
915 Incline Way	202	\$229,995	\$229,995
915 Incline Way	203	\$239,995	\$237,500
Creekside East	36	\$295,000	\$250,000
Mt. Shadows	4	\$349,000	\$289,000
McCloud	243	\$399,000	\$350,000
McCloud	81	\$439,000	\$420,000
McCloud	116	\$469,000	\$459,000
McCloud	194	\$529,000	\$440,000
Third Creek	109	\$549,500	\$520,000

**Homes and PUDs Closed Escrow from 3/1/10 to 3/31/10**

<b>Address</b>	<b>Asking Price</b>	<b>Sales Price</b>
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700 College	\$349,000	\$310,000
1054 War Bonnet Way	\$399,000	\$395,000
660 Tumbleweed Cir	\$729,000	\$625,000
807 Snead Ct	\$829,000	\$775,000
840 Jennifer St.	\$899,000	\$775,000
101 Red Cedar Rd	\$979,000	\$917,000
101 Red Cedar Rd	\$985,000	\$925,000
898 Lake Country Dr	\$1.265	\$1.165
835 Freels Peak Dr	\$1.585	\$1.275
300 Glen Way #4	\$1.295	\$1.020
1081 Tiller	\$2.395	\$1.8

Call or email me to set up a viewing or to learn more about these listings.

Sincerely,



**Carole Madrid**  
 #1 Top Producing Agent  
 Lakeshore Realty  
 954 Lakeshore Blvd.  
 Incline Village, NV 89451  
 (775) 848-6242  
**Carole@InclineVillageNow.com**

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